

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Beverley Gardens, Emerson Park, RM11 3NX



**GUIDE PRICE £700,000**

Situated in a quiet turning within easy reach of Upminster station for main line and District line services to London, as well as other nearby options for tube travel via Emerson Park and Upminster Bridge, is this impressive 3/4 bedroom semi-detached house which has the added benefit of a one bedroom annex, accessed directly from the main house.

Maintained to a high standard throughout, the property has two reception rooms; newly fitted kitchen and bathroom; loft room; garage with off street parking and a lovely 80' South backing rear garden, with the annex featuring a bedroom and newly fitted shower room.

Council Tax Band - E. EPC rating - D. Our ref: 15651

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# Beverley Gardens, Emerson Park, RM11 3NX

Accommodation comprises:

Entrance via double glazed door to:

## PORCH

Double glazed window to front aspect. Tiled floor. Further door to:

## ENTRANCE HALL

Coved ceiling. Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Radiator. Picture rail. Recently fitted laminate wood effect flooring. Doors to ANNEX and:

## LOUNGE 14' 7" into bay x 11' 8" (4.44m x 3.56m)

Coved and skimmed ceiling. Double glazed bay window to front aspect. Feature fireplace. Picture rail. Wall lighting. Radiator. Recently fitted laminate wood effect flooring.

## DINING ROOM 11' 5" x 11' 1" (3.48m x 3.38m)

Coved and skimmed ceiling. Picture rail. Wall lighting. Radiator with ornate cover. Recently fitted engineered oak flooring. Opening to:



## KITCHEN 18' 3" x 10' 1" (5.56m x 3.07m)

Coved and skimmed ceiling with spotlight insets. Double glazed windows to rear aspect. Double glazed French style doors to REAR GARDEN. Recently fitted with a range of base and eye level units with granite working surfaces and matching upstands. Inset white ceramic butler sink with free standing brushed steel mixer tap. Inset 5 ring induction hob with matching granite splashback and extractor hood over. Built in double electric oven. Integrated dishwasher. Integrated fridge and freezer. Part tiled walls. Recently fitted laminate wood effect flooring. Radiator.



## FIRST FLOOR LANDING

Coved and skimmed ceiling. Double glazed window to side aspect. Access to LOFT ROOM via hatch and drop ladder. Picture rail. Doors to:

## BEDROOM ONE 15' 2" into bay x 10' 8" (4.62m x 3.25m)

Coved and skimmed ceiling. Double glazed bay window to front aspect. Feature fireplace. Picture rail. Radiator.



## BEDROOM TWO 11' 5" x 10' 9" (3.48m x 3.28m)

Skimmed ceiling. Double glazed window to rear aspect. Picture rail. Radiator.



**BEDROOM THREE 7' 9" x 7' 5" (2.36m x 2.26m)**

Skimmed ceiling. Double glazed window to front aspect. Picture rail. Radiator.

**BATHROOM 7' 5" x 7' (2.26m x 2.13m)**

Coved and skimmed ceiling with spotlight insets. Two obscure double glazed windows to rear aspect. Recently fitted three piece white suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with overhead rainmaker shower and detachable jet body spray. Tiled walls. Designer wall mounted towel radiator. Tiled floor.



**LOFT ROOM 13' 5" x 12' 5" (4.09m x 3.78m)**

Skimmed ceiling with spotlight insets. Double glazed Velux windows to front and rear aspects. Eaves storage. Radiator.

**ANNEX**

Accessed from the ENTRANCE HALL. Door to:

**UTILITY AREA 7' 2" x 5' 7" (2.18m x 1.7m)**

Skimmed ceiling. Picture rail. Fitted cupboards. Sink drainer. Space for fridge. Part tiled walls. Laminate wood effect flooring. Doors to:

**ANNEX BEDROOM 18' x 6' 5" (5.49m x 1.96m)**

Skimmed ceiling. Double glazed French style doors leading to and overlooking REAR GARDEN. Radiator.



**ANNEX SHOWER ROOM 7' 3" x 3' 5" (2.21m x 1.04m)**

Skimmed ceiling with spotlight insets. Recently fitted three piece suite comprising close coupled w/c, vanity mounted hand wash basin and walk in shower cubicle. Tiled walls. Radiator. Tiled floor.

**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a paved driveway providing off street parking for two/three vehicles and access to **GARAGE**. Various mature shrubs.

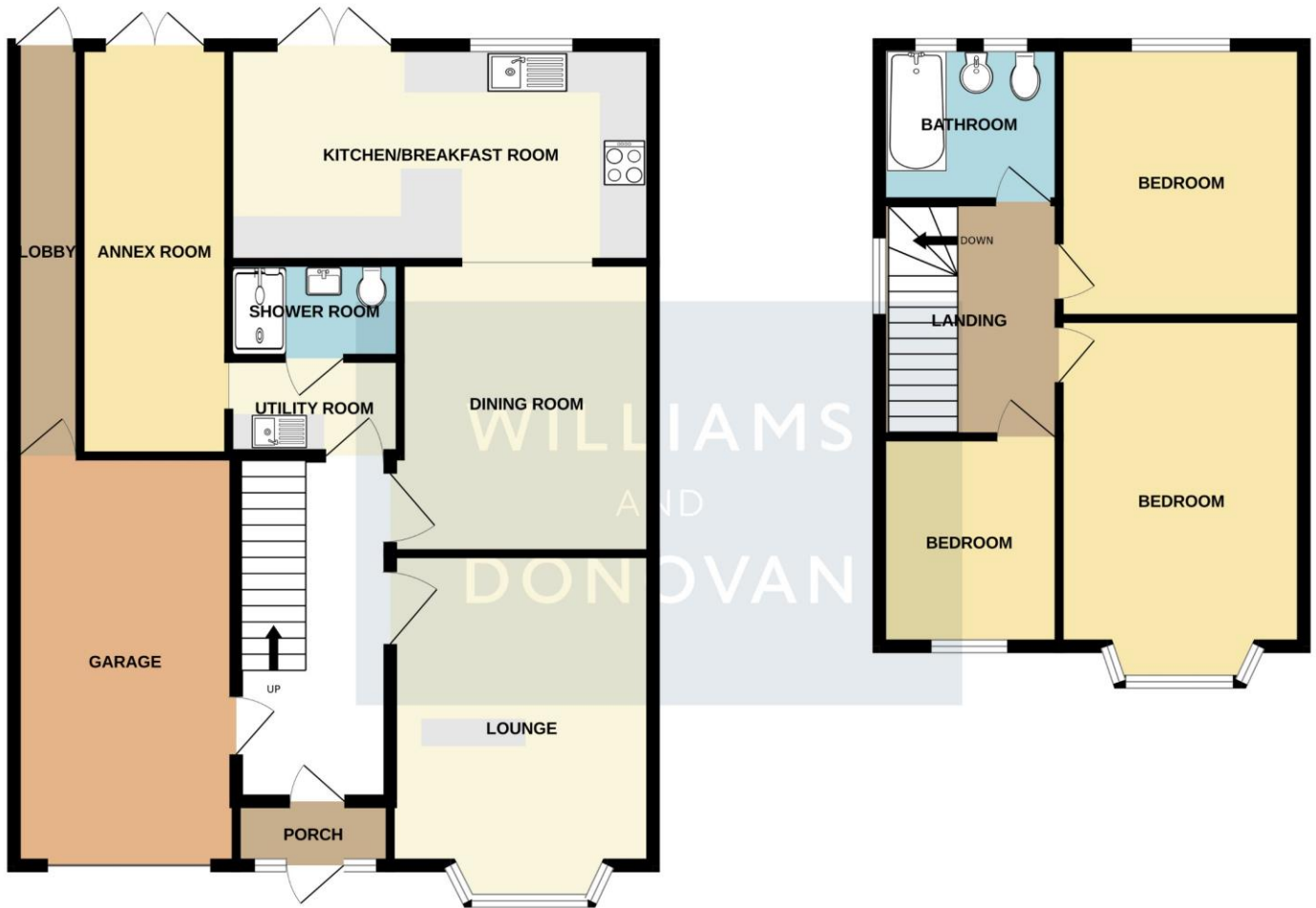
The **REAR GARDEN** measures approx. 80' and is South backing. Commencing with paved patio leading to lawn. Ornamental pond. Various flowerbeds. Shed to remain.



**GARAGE 16' x 9' 8" (4.88m x 2.95m)** With electric up and over door. Power and lighting. Space and plumbing for washing machine. Door to **REAR GARDEN**.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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